



Llywodraeth Cymru
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 01443 33 6000 Ffacs 01443 33 6001
Ebost cadw@cymru.gsi.gov.uk
Gwefan www.cadw.cymru.gov.uk

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff CF15 7QQ
Tel 01443 33 6000 Fax 01443 33 6001
Email cadw@wales.gsi.gov.uk
Web www.cadw.wales.gov.uk

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Eich cyfeirnod Your reference	3161155
Ein cyfeirnod Our reference	
Dyddiad Date	21 December 2016
Llinell uniongyrchol Direct line	01443 336007
Ebost Email:	amadminplanning@wales.gsi.gov.uk

Dear Sir/ Madam

REFERENCE NUMBER: 3161155

APPEAL BY: Mrs Bridgent McGuire

SITE AT: Land west of Bryn Offa, Fennant Road, Ponciau, Wrexham

Thank you for your letter of 2 December 2016 inviting Cadw's comments on the appeal against the refusal of planning permission at the above named location. Cadw has considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled ancient monuments, listed buildings, registered historic parks, gardens and landscapes.

The Welsh Government's policies for the protection of designated historic assets are set out in Planning Policy Wales (PPW) and accompanying circular guidance - 61/96 and 1/98 and this appeal should be considered in the context of those documents. PPW explains that where development proposals affect a listed building or its setting, the primary consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. It also goes on to explain that the desirability of preserving an ancient monument and its setting is a material consideration when determining a planning application, whether that monument is scheduled or unscheduled. The effect of proposed development on a park or garden contained in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, or on the setting of such a park or garden, may also be a material consideration in the determination of a planning application.

These views are provided without prejudice to the final decision by the Welsh Ministers.

We have considered the information available and, on this basis have the following comments to offer:

Cadw yw gwasanaeth amgylchedd hanesyddol Llywodraeth Cymru. Ein nod yw hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

Cadw is the Welsh Government's historic environment service. Our aim is to promote the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Scheduled Monuments:

The application area may have included or been very close to Offa's Dyke; however the upstanding remains of the Dyke in this area have been destroyed, although buried remains could survive. Two well preserved sections of Offa's Dyke survive in the proximity of the appeal site and are designated as scheduled monuments:

Scheduled monument DE178 Offa's Dyke: section S of Aberderfyn Road is located some 208m to the south of the application area. Views between the application area and the scheduled monument are blocked by the topography, modern buildings and extant vegetation. Consequently we consider that the proposed development will not have an impact on the setting of scheduled monument DE178 Offa's Dyke.

Scheduled monument DE179 Offa's Dyke: Sections N & S of Bryn yr Owen Colliery is located some 145m north of the appeal area. Most views between the appeal area and the scheduled monument are blocked by the topography and extant vegetation however it may be possible to gain an oblique view of the appeal area from the monument. However, even if this view is possible we consider that the level of intervening screening will prevent the proposed development having any significant impact on the setting of the monument.

Listed building:

The Grade II listed Eddystone House is located to the south of Aberderfyn Road. The location of the appeal site is to the north of Fennant Road and accordingly the two sites are separated and screened by the houses to the south of Fennant Road, Aberderfyn Farm to the north of Aberderfyn Road, as well as the land that separates the two roads. We consider that it seems unlikely that the proposed development will have any direct impact on Eddystone House

Yours sincerely

Nichola Davies
Diogelu a Pholisi/ Protection and Policy